012.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,500 / 823,500
					USE VALUE:	823,500 / 823,500
					ASSESSED:	823,500 / 823,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		ELIOT PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE DAVID C & KATHLEEN M
Owner 2:	
Owner 3:	
Street 1:	63 ELIOT PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONAHUE JOHN P & JEAN L -
Owner 2:	-
Street 1:	63 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Aluminum Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7797.000	295,500		528,000	823,500
Total Card	0.179	295,500		528,000	823,500
Total Parcel	0.179	295,500		528,000	823,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.15 | /Parcel: 400.15

Legal Description

User Acct 9564

GIS Ref

GIS Ref

Insp Date 12/16/17

Entered Lot Size

Total Land:

Land Unit Type:

!1198!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,500	0	7,797.	528,000	823,500		Year end	12/23/2021
2021	101	FV	287,200	0	7,797.	528,000	815,200		Year End Roll	12/10/2020
2020	101	FV	287,200	0	7,797.	528,000	815,200	815,200	Year End Roll	12/18/2019
2019	101	FV	218,300	0	7,797.	683,300	901,600	901,600	Year End Roll	1/3/2019
2018	101	FV	218,300	0	7,797.	434,900	653,200	653,200	Year End Roll	12/20/2017
2017	101	FV	218,300	0	7,797.	397,600	615,900	615,900	Year End Roll	1/3/2017
2016	101	FV	218,300	0	7,797.	323,000	541,300	541,300	Year End	1/4/2016
2015	101	FV	209,700	0	7,797.	323,000	532,700	532,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:40:08

LAST REV

Date	Time
03/20/18	09:14:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1198

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE JOHN P	1357-148		8/5/2008	Family	275,000	No	No		
	626-100		8/28/1959			No	No		N

USER DEFINED

Prior Id # 1:	9564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2007	511	Manual	2,500					replace exterior d

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	BS	Barbara S
2/12/2008	Meas/Inspect	189	PATRIOT
9/27/1999	Meas/Inspect	263	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7797		Sq. Ft.	Site		0	85.	0.80	2			Other	-5					528,033						528,000	

Total AC/HA:	0.17899	Total SF/SM:	7797	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	528,033	Spl Credit		Total:	528,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.26028776
Const Adj.:	0.99287075
Adj $ / SQ:	175.182
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428284
Depreciation:	132768
Depreciated Total:	295516

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

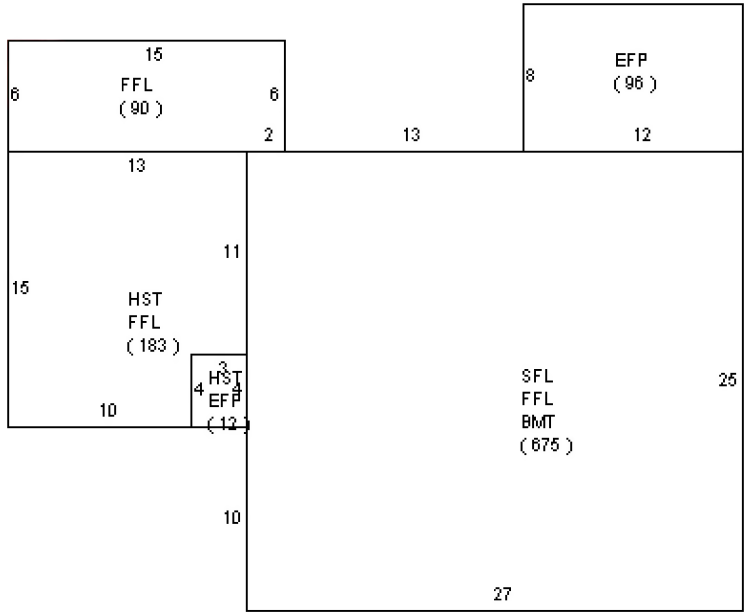
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.18
Special Features:	0	Val/Su Net:	118.01
Final Total:	295500	Val/Su SzAd	171.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	175.180	166,073
BMT	Basement	675	54.460	36,760
SFL	Second Floor	675	175.180	118,248
EFP	Enclos Porch	108	52.060	5,622
HST	Half Story	98	175.180	17,080
	Net Sketched Area:	2,504	Total:	343,783
Size Ad	1720.5	Gross Area	2601	FinArea 2058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

012.0-0003-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	PR	1960	0.00	T	64	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: